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Due to an error, no date due was put on the ballots for the Div.-H access road. Please return them by the board meeting, February 11, 2004. Thank you.

Report from the manager

Thank Yous

I would like to thank Lisa Delaney and Grace Stenlund for getting the ballot ready for mailing on the Division H access road and Vic and Judy Deleon and Murial Place for getting the annual billing ready for mailing.

Yearly Billing

The office has sent out the 2004 billing. Property owners are reminded that yearly golf and annual moorage are also due.

Denied User and Service List

There is a new denied user list out for property owners who owe the community money at the end of 2003. It is posted at the gas tank and in the marina. The list will appear in the next issue of the View Point. This allows property owners a month to get caught up. If a property owner can not get caught up then a payment agreement in writing must be made with the office.

Property Owners Schedule of Events

February 27-29 Dagmars Yacht Club

Vandalism of Equipment

Matt Surowiecki has had dirt and sand put in the fuel tanks of his Cat 955, Cat D-3, and Hitachi 200. He has also had his fan belt cut on his 1981 Chevy pick up and contaminates put in his 1979 Chevy pick up. The vandalism has been reported to the Snohomish County Sheriff's Department. Anyone having any information please contact the sheriff's department or Matt.

Lot for Sale

The Community has Lot F-64 for sale. Selling price is \$7,500. Please contact the office for information.

Attention Boaters

There is a warning notice in the paper issued from the Navy and Coast Guard. This warning applies to naval vessels underway in Puget Sound. We have had 2 property owners stopped and informed of this policy.

HIC BOARD MEETING MINUTES

Call to Order: The regular monthly meeting was held on Wednesday, January 14th, 2004 at the Everett Elks. Board President Larry Petersen called the meeting to order at 7:15 p.m. All Board members were present except Linda Ebner and George Alecci.

Minutes: A motion was made and carried to accept the minutes from the December meeting as printed in the View Point.

Treasurer's report: Melody Smith presented the Treasurers report for Linda Ebner. The report was accepted as presented.

Golf: Linda Ebner report presented by Larry Petersen stated that all equipment is operational.

Vessels: Ken Baxter stated that both vessels were operational and any work needed could wait until spring.

Maintenance/Equipment: Larry Petersen presented for George Alecci that all equipment is operational and that Roger replaced the clutch in the community pick up. Ken Baxter asked if the smaller dump truck would worked on to get it running because it was light enough to use on the golf course and it did not leak oil like the other one.

Marina: Stanley Krohn noted that the ladders in the marina are still a work in progress. He also related that the gray box near the Elsie boat ramp is an emergency oil containment boom box made by Roger.

Water: Melody Smith reported that the Division I meters and standpipes are an ongoing project. She also asked that anyone noticing any problems from the cold storms relating to broken water line or meters to please call the office.

Melody also noted that Gray & Osbourne engineers would be coming to the island to run tests and evaluate the iron problem in the beach wells. A review of the iron oxidation system has shown that the equipment will not fit through the double doors. If that system needs to be installed it will require an area outside the building in an attached shed which will add to the costs if this system is to be installed.

Old Business: Larry Petersen reported that there have been several instances of vandalism to Matt Surowiecki's equipment. Matt has reported this to the County Sheriff's office. If anyone has any information on who might be responsible, please contact the island office or the Sheriff's office.

Bill Odgers was paid the final amount due him for expenses he incurred in building the Community's office. The Board again thanks Bill and all others who contributed time and money to this project.

A question was raised about the water rates and whether there was going to be a rate change. The response was that the Board had determined that there was

not enough information to determine what the rates should be yet. With only a few exceptions, no one saw any reason to change them until the new rates could be established using actual costs over at least a year of usage of the system.

New Business: The Board is considering eliminating credit sales on gas, moorage and golf and going to a cash or check only basis. The Community is carrying too much debt for these services. Receipts will be made available for anyone who needs to track their expenses. The plan is to institute this change beginning April 1st if no strong arguments against this are received over the next two-month comment period.

Announcements: The ballot that was sent out regarding the bulkhead protecting the access to Division H did not have a response date on it. This date is the February meeting held on Wednesday, February 11th, 2004. The Board also received a number of questions, which we will address here.

Question: Why were all the other roads permitted but not this one? **Answer:** At the time Division H was plated and filed, the Development Company did not own the area known as the Gravel Pit. Therefore, they could not establish a road through this area so the Division H lots were beach only access at the time of the filing of the Plat.

Question: What are the fines associated with the grading violations? **Answer:** There were three separate violations. One was for dumping slide material on the area now known as the Park area. The other two grading violations were for building up a road with slide material that did not have a permit. The standard fine for moving dirt without a permit is \$.66 per yard. The County said they would waive this fine if the Community would go through the process of permitting the road. The penalty for not paying or resolving the fine in a timely manner is \$100 per violation per day. The violations were cited in 1998. The amount of dirt moved without a permit was never determined. In addition to the per yard fine, there would be any costs associated with any clean up that Shoreline Management would require.

Question: The Ballot stated that the cost to pay for the work was \$1,700 per month. This doesn't sound right. **Answer:** This amount was the interest cost only based on 5% interest rate. We have since found that the interest rate the bank will give us is 8.2% costing the Community \$4,895 per month on a ten year loan for interest and principal. The beginning interest cost would be around \$2,740 per month.

Question: Why couldn't we just pay for this with a special assessment? **Answer:** We could, but we would have to collect all of the assessment before the work could be started because the work will not take that long and will have to be paid for as it is completed. Either that or we would have to borrow the money until all of the assessments were paid.

Question: Does this have enough money set aside for any change order work? **Answer:** We have tried to plan for the costs of the work plus permitting costs and sales tax with a small amount of extra for any change orders. There may also be money to be saved if we can find any cost saving methods found in the permitting process. We don't know if we have planned for everything.

Question: Can the community afford a payment of \$5,000 per month? **Answer:**

It would be difficult and some services may have to be cut, but yes, the community can afford this payment if it has to.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Merrill Balanag, Secretary

Your point of view

Employee bonus

I want to thank all of the property owners who contributed to the Employee bonus fund last year. As one employee replied "I didn't think we would have a Christmas this year, this will really make it."

It is always nice when you feel appreciated. Thank you again for all the employees.

Sincerely,
Sharon Morris N-5
Office – Thursday and Friday

Letter to the View Point

This is in support of Bill McDougal. I live on Div. H and I measured the road (using a tape measure) from Bob Brunges lot 7 to the switch back and it is 1325 feet. Bill Odgers claims that it doesn't really matter but if you have read the View Points for the last few years you will note that the cost per foot is always multiplied by the length of the road and those people who don't want to fix the road always inflate the cost. Most of us on the Island don't object to good discussion on issues and honest disagreements. We should all object when people take on an issue and then try to make the facts fit and support their agenda. I don't have time to go into all the items in Odgers letter because I'm working on Christmas. We wish everyone a happy holiday and a happy New Year, even Bill Odgers.

Dick Pouria
H 37

Access Road Division H

The community has stated that N Division will be held responsible for maintenance and repair of their access road BECAUSE THEIR ACCESS ROAD SERVES THAT DIVISION EXCLUSIVELY.

How can we possibly treat H division differently?

SINCE THE SOUTH BEACH ACCESS ROAD SERVES H DIVISION EXCUSIVELY, like N division, H division should be held responsible for their road and sea wall.

WHAT IS THE RESULT IF THIS VOTE CAUSES THE COMMUNITY TO ACCEPT RESPONSIBILITY:

WE PAY THE BILL NOW – AND KEEP PAYING YEAR AFTER YEAR.

Our board would to borrow \$400,000 now, at 8% interest, for the first fic. WHO PAYS FOR THIS – YOU AND I.

If the bank is paid on a monthly basis, -/+ \$5,99 per month would drain from our current operating funds for 10 years.

Or there would have to be a one-time assessment against every lot for a one-time pay-off of the loan-approximately \$500 er lot.

PEOPLE, BE CAREFUL ABOUT COMMITTING THE ENTIRE COMMUNITY

Odgers

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To contact the island management call the HIC office at (360) 444-6611.

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